

## ZONING AND BUILDING AGENDA

JANUARY 9, 2003

### NEW APPLICATIONS

- 256923 MICHAEL J. FISHER, Owner, 431 Princeton, Villa Park, Illinois 60181, Application (No. A-02-03; Z02131). Submitted by same. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-5A Residential Transition District to build three (3) single family residences in Section 29 of Leyden Township. Property consists of approximately 0.46 of an acre located on the south side of Schubert Avenue, approximately 298 feet west of Geneva Avenue in Leyden Township. Intended use: For three (3) single family residences.
- 256924 GALLAGHER ASPHALT, Owner, 18100 Indiana Avenue, Thornton, Illinois 60476, Application (No. SU-02-07; Z02144). Submitted by Thomas J. Murphy, 111 West Washington, Suite 1920, Chicago, Illinois 60602. Seeking a SPECIAL USE, in the R-4 Single Family Residence District for the storage of commercial vehicles and various types of construction equipment with no improvements to the property in Section 4 of Bloom Township. Property consists of approximately 4.386 acres located on the east side of Vincennes Road approximately 709 feet south of 183rd Street in Bloom Township. Intended use: storage of commercial vehicles and various types construction equipment.

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 252161 DOCKET #7307 – ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. MA-02-01; Z02048). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a MAP AMENDMENT from the I-2 General Industrial District to the R-1 Single Family Residence District for a church and an elementary, non-boarding school and, if granted under companion Special Use SU-02-03, an athletic soccer field, a day care center/children's school and a man-made/artificial lake; and, if granted under companion Special Use, Unique Use SU-02-04, an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158<sup>th</sup> Place. Intended use: Church building complex.  
**RECOMMENDATION: That Application be granted.**
- 252165 DOCKET #7308 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. SU-02-03; Z02049). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a SPECIAL USE in the R-1 Single Family Residence District (if granted under companion MA-02-01) for a church complex (also if granted under companion MA-02-01) to include an athletic soccer field, a day care center/children's school and a man-made/artificial lake; and also a Special Use, Unique Use (if granted under companion Special Use, Unique Use SU-02-04), for an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158<sup>th</sup> Place. Intended use: Church building complex including an athletic soccer field, a day care center/children's school and a man-made/artificial lake. **RECOMMENDATION: That Application be granted.**
- 252169 DOCKET #7309 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. SU-02-04; Z02050). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District (if granted under companion MA-02-01) for a church complex (also if granted under companion MA-02-01) to include an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center; and also a Special Use (if granted under companion SU-02-03) for an athletic soccer field, a day care center/children's school and a man-made/artificial lake in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158<sup>th</sup> Place. Intended use: Church building complex including an exhibition/meeting hall, a community technology center and a health and fitness, gymnasium center.  
**RECOMMENDATION: That Application be granted.**

**THE ZONING BOARD OF APPEALS RECOMMENDATION FOR AN EXTENSION:**

256925      DOCKET #7236 - GEORGE GUS CHRISTO ESTATE, Owner, Application: Request for an extension of time for a Variation granted previously: to divide a lot into 2 lots; on lots 1 and 2: reduce lot area from the required 10,000 square feet to 9,000 square feet; on lot 1: reduce rear yard setback from the required 40 feet to 32 feet (existing residence); and on lot 2: reduce right interior side yard setback from the required 10 feet to 0 feet (existing detached garage), for 2 single family residences in the R-5 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located on the southwest corner of Potter Road and Central Road in Maine Township. **RECOMMENDATION: That an extension be granted.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:**

256926      DOCKET #7371 - JACK SHAW, Owner, Application: Variation to increase fence height in side and rear yard from the permitted 6 feet to 8 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the northeast corner of Julie Drive and Golf Road in Maine Township. **RECOMMENDATION: That variation application be granted.**

256927      DOCKET #7373 - PETER J. METROPOULOS, Owner, Application: Variation to reduce left interior side yard setback from the required 10 feet to 1 foot for carport addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.175 of an acre, located on the north side of Julie Drive, approximately 65 feet west of Golf Road in Maine Township. **RECOMMENDATION: That variation application be granted.**

256928      DOCKET #7328 - JIM BUTLER, Owner, Application: Variation to reduce left and right interior side yard setbacks from the required 10 feet to 8.25 feet and to increase F.A.R. from the permitted 0.40 to 0.45 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.27 of an acre, located on the east side of Western Avenue, approximately 320 feet north of Garden Street in Northfield Township. **RECOMMENDATION: That variation application be granted.**

256929      DOCKET #7334 #7374 - GORDON DIETZLER, Owner, Application: Variation to reduce rear yard setback from the required 40 feet to 12 feet 6 inches (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the northeast corner of Cherry Lane and Thornberry in Maine Township. **RECOMMENDATION: That variation application be granted.**

\* The next regularly scheduled meeting is presently set for Thursday, January 23, 2003.